BILL GARRETT, Davidson County
Trans:T20150071570 DEEDWARR
Recvd: 08/24/15 14:48 2 pgs
Fees:13.00 Taxes:770.53

20150824-0085341

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$208,250.00**
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20 DAY OF August, 2015.
|NOTARY PUBLIC
|MY COMMISSION EXPIRES: 9.20.2017
| (AFFIX SEAL)

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M.T. Post and S.S. Post 1544 Hamden Drive Nashville, TN 37211	Pennzcle Bank 150 3rd Ave S. #900 Nashville, TN 37201	161-06-0-A-010.00 CO

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Travis Dwayne Jones, a married man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

M.T. Post and S.S. Post, husband and wife

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Land in Davidson County, Tennessee, being Unit 10 on the plan of Oakhill Townhomes, Phase 1, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions, Restrictions and easements for Oakhill Townhomes of record as Instrument No. 20070614-0071397, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Travis Dwayne Jones, a married man by Deed from Centex Homes, a Nevada general partnership dated April 25, 2008 of record in Instrument Number 20080429-0043430, Register's Office for Davidson County, Tennessee.

Margaret Jones joins in this conveyance for the purpose of conveying any right, title, and interest in and to said property which he may have marital or otherwise.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Instrument Number 20070614-0071397, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Instrument Number 20070614-0071397, Register's Office for Davidson County, Tennessee
4) Property is subject to Stormwater Detention Agreement granted to Metropolitan Government of record in Instrument Number 20070205-0014422 and Instrument Number 20070404-0040188, said Register's Office.
5) Property is subject to easement for Road Maintenance & Improvements granted to Randall T. Barber, et ux. of record in Instrument Number 20070720-0086511 and Instrument Number 20070806-0093403, said Register's Office.
6) Property is subject to Conveyance for Common Elements, Open Space, Common Area, Roads, Etc. of record in Instrument Number 20080909-0092190, said Register's Office.
7) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **1544 Hamden Drive, Nashville, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand(s) this 19th day of August, 2015.

Travis Dwayne Jones

Margaret Jones

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Travis Dwayne Jones and wife, Margaret Jones, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of August, 2015.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

D

Return to:

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067